



--For CDD use--
Application #: CIP-034-1
Version #: 1
Date Recd:08-23-10

LOS ALAMOS COUNTY CAPITAL IMPROVEMENT PROGRAM PROJECT DEVELOPMENT SYSTEM

2010 Application Form for Phase 1 Approval

Please contact the Community Development Department for a MS WORD editable version of the form and for any questions or assistance you may need fill it out. Fill out the form electronically using WORD or a similar format. Submit any required attachments as a PDF or other electronic format. Enter your answers directly in the boxes below unless otherwise indicated—form boxes will expand to accommodate lengthy answers. To help speed processing and distribution, all applications must be complete and the application form and attachments submitted to the Community Development electronically.

[Last form revision: 5/24/10. Previous versions are obsolete & should not be used.]

1. PROPOSED PROJECT

Project Name: Multi-Purpose Teen Facility (ages 13 to 18)

Indicate the type of Capital Improvement Project you are applying for.

Upgrade or replacement of an existing facility

New facility

2. PROJECT APPLICANT INFORMATION

The "Project Applicant" is the individual or group that will be responsible for gathering and presenting all the information necessary to apply for and process this Phase 1 CIP application, and for presenting the project to the CIP Evaluation & Oversight Committee and County Council. If the Applicant is a County department or other group, also list the single individual who will be the "Applicant's Representative" in the space below.

Applicant Name: Juvenile Justice Advisory Board (JJAB) Phone: 412-8371 Cell #: _____ Fax: 662-8265

Address: PO Box 4716, Los Alamos, NM 87544 Email: Deb4JJAB@aol.com

Applicant's Representative: Judge Alan Kirk Phone: 662-8025 Cell #: _____ Fax: _____

Address: _____ Email: alan.kirk@lacnm.us

3. PROJECT SPONSOR INFORMATION or check box Not applicable

The "Project Sponsor" is the group or individual that may have requested that the proposed CIP project be considered for funding and/or will actively advise and support the applicant during Phase 1 processing, but will not be the actual applicant. If the Project Sponsor is a group, also list the single individual who will be the "Sponsor's Representative" in the space below.

Sponsor's Name: Juvenile Justice Advisory Board (JJAB) Phone: 412-8371 Cell #: _____ Fax: 662-8265

Address: PO Box 4716, Los Alamos, NM 87544 Email: Deb4JJAB@aol.com

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Address: _____ Email: alan.kirk@lacnm.us

4. PROJECT OVERVIEW

In the space below, describe the proposed project. Indicate why it is needed, how the project will fulfill the need, and a preliminary project scope. Estimate how much land or space the project will occupy.

The teens in Los Alamos are geographically isolated; there are no local shopping malls, bowling alleys, or arcade houses for young people to enjoy. No late night social recreation or “hang-out” places exist where kids can participate in healthy activities, gather with friends, eat, play music etc. Currently teens cite Smith's, Sonic, friends' homes and outdoor areas in and outside of Los Alamos as places to gather after 8 or 9 PM. For forty years, community groups and surveys have indicated a gap in social and recreational services for teens. Primarily, Los Alamos is lacking a facility for teens. Currently there is the Youth Activity Center which serves the fourth grade through middle school population in an after-school type setting. This center does not offer high School age teen programming, activities, or teen-friendly hours. Historically, centers that combine older and younger age groups (middle school and high school) loose the older teen population. The YMCA is open late hours but does not have social meeting, eating or “hang-out” spaces.

The Multi-Purpose Teen Center hopes to provide youth with an inventory of skills and positive experiences that will help promote self-development. The center will provide a safe, supervised facility for teens to gather, recreate, socialize, study in groups, and participate in healthy activities relevant to teens.

Scope: *In the words of the JJAB Youth Committee members, “the Center should be a place to de-stress. Amenities could include a coffee shop with an espresso machine; food and “Starbuckish with eco-friendly stuff” environment; a mini-theater or maybe a movie theater with 9 screens ---ESPN style. The Center should have a lounge and large expansive halls for multiple activities with smaller side rooms for groups. There should be a large, open area with dividers so, if necessary, it can be opened. It must “look cool” with big windows, look modern, not dated, be warm and inviting, have a sun room, sun roof that opens up to accommodate fires on which to roast marshmallows. It should include art and music space, recording studio, video studio. It should have free internet access, a study room with some computers and tables and be soundproof. Games: Wii, X-box, board games, pull-down curtains for video games, board games. Snack place with healthy or Eco-snacks; pool tables, ping-pong tables and outdoor recreational space, basketball, volley ball, picnic tables. It should be supervised with late hours.”*

Size; 17,000 – 25,000 square feet (the LAYMCA is 23,000 square feet).

5. PROJECT LOCATION

If a specific site for the project has been chosen, in the space below describe the location and address if any. Insert below (or attach) a vicinity map showing the proposed location and the surrounding area including existing zoning. If several possible sites will be studied as part of the Phase 2 process, describe the various locations that may be investigated, and attach a map of those locations as well. If no specific sites have been chosen, describe the criteria which will be used to search for the site during the proposed study period. Indicate whether renovation of an existing facility will be considered in the choice of a site.

3 to 5 sites will be considered that are large enough for the facility, have easy access from the High School and close walking distance to other retail amenities. Existing facilities will be considered. The old LASO site at 35th and Trinity, the New Municipal building Site and the old Ed's Market are all good potential locations.

6. PROJECT HISTORY IF ANY... or check box **Not applicable**

"Through assessments, surveys, interviews and analysis, it is clear the Teen Center for Los Alamos County is needed and justified. It is also known that recreational activities such as teen centers provide valuable life-building skills for youth, helps reduce juvenile delinquency, enhances self esteem and encourages constructive uses of discretionary time. " The previous quote is from a PRELIMINARY TEEN CENTER PROPOSAL submitted to the Los Alamos County Council and Los Alamos School Board in January of 1998 by a Youth Commission Teen Center Task Force of the Park and Recreation Department. The concept of a teen center in Los Alamos is not new and surveys relating to a teen center remain consistent.

Recent input from community members regarding a teen center:

JJAB Town Hall Meeting on Underage Drinking and Substance Abuse

May 3, 2007

Youth provided input and developed a list of action items for County Council. One action item was: "Create youth activity zones to establish places and times for youth to have noisy activities."

JJAB Los Alamos Middle School 7th Grade Survey Results, October 23, 2007

This JJAB survey asked 254 kids what they like to do with their free time outside of school.

Results:

35% indicated recreational/leisure activities (games, dancing, "hanging out outside", going downtown)

9% indicated they liked social activities (spending time with friends)

19% indicated time on the computer or playing video games

Responses to JJAB Survey given to Natural Helpers* at LAHS, September 15, 2008 -

The kids want:

"More interesting youth activities."

"More public activities for youth."

"More public activity choices that would interest youth."

"A place where kids feel older, or less run by adults..."

"More entertainment, somewhere where we can hang out, and buy things."

"Los Alamos **NEEDS** more things and places to hang out for the youth. An arcade, bowling alley, or just any place to stay out of trouble open 24/7 would be amazing. On top of that, a better auditorium or civic center would be great."

"More things for teens to go do. Places to hang out that aren't too expensive."

"More things for kids to do. And not just kids that do sports."

"More things to do at night around the town not in the mountains..."

A place to hang out with adults & responsible teens on staff..."

*This JJAB prevention program trains high school students in suicide and substance abuse prevention and builds mentoring skills. High school students nominate their peers for this program.

Excerpt from JJAB Minutes, June 17, 2009:

Youth Advocacy Initiative – Teen Center. Morrie reported on a meeting with Chief Wayne Torpy several weeks ago regarding the need for a place for teens to hang out. After the meeting, the JJAB Coordinator sent a letter to "the Los Alamos Youth Advisory Board through Kevin Purtymun requesting YAB members meet with JJAB. Two YAB members, Patrick Raichur and Adrian Figg engaged in conversation with JJAB members regarding the development of

a teen center. Adrian reported that the kids need to develop a "Center" themselves and that the place needs to be totally adaptable and have "elasticity" ensuring flexibility for different uses. Figg commented that a regular Teen Center would be redundant". He stressed that adults should not decide what a teen center should be. If the adults develop the kids will not use.

Input from Youth Panel Regarding Needs of Youth,

October 21, 2009, JJAB Annual Retreat:

- Kids want activities on weekend evenings...
- Kids want adults in Los Alamos to make them a space

Youth at Risk Summit meeting, March 4, 2010 –

Dr. Schmidt, LAPS Supt., handed to committee - submitted by Dave Foster

KIDS' SUGGESTIONS-

- *Establish a Teen Center Meeting Place in town...at vacated Community Center or included in design of new Municipal Building?*
- *-free admission and inexpensive snacks/drinks*
- *-open daily after school hours and on weekends*
- *-restricted to under 21 only...Warehouse 21 model in Santa Fe works well*
- *-non-invasive supervision*
- *-free computers and TVs with DVD/CDs, Playstation, Wii, Guitar Hero, DDR, etc.*
- *-lots of couches/beanbags in grouped areas, tables for games, homework or crafts*
- *-arcade area with video games, puzzles and other activities*
- *-walls that can be drawn or written upon for arts, poetry, etc (like Warehouse 21)*
- *-ping pong, air hockey, futsal, pool and other games*
- *-optional discussion groups scheduled on topics of interest selected by kids*
- *-DJ or band on weekend evenings*

7. COMMUNITY INPUT

In the space below, describe community input you have received on this proposal from boards and commissions, civic groups, potential users, etc. Include specific meeting dates and attach any Board or Commission minutes or letters of support you may have received.

The Teen Multi-Purpose Facility project was presented to the Library Board on August 2, 2010 and the Parks & Recreation Board August 12, 2010. A letter of support from the Library Board is attached and the Parks & Recreation Board is currently reviewing all the Phase 1 CIPs submitted to them. This project was not seeking Parks & Recreation Board sponsorship directly but rather input into the concept and any ideas that should be considered in the study phase of the project. Additional letters of support from the LAPS Superintendent, Key Club and the YMCA are attached. Future letters of support are forthcoming.

8. SIMILAR BENCHMARK PROJECTS & ORDER OF MAGNITUDE COST ESTIMATE

In the space below, list at least one other recent successfully completed project in New Mexico or elsewhere that is similar to the proposed project in type and scope. If possible, list its final construction cost, information about its scope, design, type of site, sponsoring entity. Attach illustrations or photographs if available.

TAOS YOUTH AND FAMILY CENTER

HIGHLIGHTS:

A large central facility with two wings. This facility includes an ice skating rink, converts to basketball court, west wing is swimming pool, back of facility includes skate board park. They also have a regular skating rink.

Supervision: no, teens do not want supervision, however, it is necessary, so the youth participation is mostly middle school, freshman and sophomores. The older teens drop out.

Participation does include adults for the swimming and skating. It also includes bus loads of kids from other areas.

It is fully supported by the government to the tune of \$1 million per year. There is no admission charge.

During the busy times of the summer, they can run as many as 3,000 per month through the facilities. They run approximately 35 staff, varies with the life guards and the busy summer.

They also have dances for the middle and high school crowd.

The facility is 10 years old.

Other projects to benchmark or visit: Vail, Aspen, and Colorado Springs.

It is open 7 days a week, 9 am – 8 pm, except Friday, Saturday Sunday is open from 9:00 am – 7:00 pm.

JJAB Benchmark Committee report:

http://www.wbdg.org/design/youth_centers.php

Whole Building Design Guide –
a program of the NATIONAL INSTITUTE OF BUILDING SCIENCES

Overview

The proposed Youth Center is a social and recreational center intended primarily for use by High School aged teens.

The Center supports opportunities for youth to develop their physical, social, emotional, and cognitive abilities and to experience achievement, leadership, enjoyment, friendship and recognition.

A Youth Center offers multipurpose opportunities including organized instructional programs for physical activities such as dance, yoga, and martial arts and for academic and arts programs such as science, crafts, and theater. It also offers opportunities for unstructured activities such as game playing, socializing, club meetings, and outdoor play. While unstructured activities are an essential part of a Youth Center, these are staffed facilities and control and supervision are critical elements. These elements impact facility design as do considerations for youth-friendly and youth-appealing design. Safety is also of paramount importance.

Several nationally recognized accreditation agencies identify requirements for programs and facility conditions: National After School Association (NAA), formerly the National School-Age Care Alliance, and the National Association for the Education of Youth Children (NAEYC). Also, the National Institute on Out-of-School Time (NIOST) provides training and curriculum development.

Building Attributes

Typical Youth Center activity spaces include the following:

- Control desk/check-in
- Commons/game room

Snack bar
Activity rooms/classrooms
Multipurpose room/gymnasium
Computer Room
Teen room
Outdoor activity areas
Administrative office space
Toilets and janitor facilities
Kitchen
Mechanical/electrical/communications space

It is particularly effective to organize the activity spaces around the Commons—making it the heart of the program area around which the other program spaces revolve. The commons area is the principal social gathering point and fulfills many of the social interaction goals of the facility. It usually includes subareas such as a game area, an eating area (adjacent to the snack bar), a television viewing area, and general gathering/conversation spaces. These subareas should accommodate social units of 12 – 15 youth gathering in pockets.

Other:

The snack bar can range from self-service vending stations to a full-service hot bar with an adjacent teaching kitchen that also serves an instructional function. It should be adjacent to an eating area in the Commons.

The activity rooms can range from small classroom spaces to a full-sized gymnasium, depending on facility mission, programs offered, and available budget.

Typically, at least two activity rooms should be provided: one configured for more academic or arts and crafts instruction and one configured for physical activities.

If mission and budget allow for a large activity room (or multipurpose room) design the room to meet high school or college standards for a gymnasium to provide maximum utility and flexibility. Provide either a separate, exterior entrance or an entrance directly off the lobby into the gymnasium. This facilitates access to this room for after-hours sporting event when the rest of the facility is closed.

A computer room provides the youth with supervised computer and internet access for recreation and homework purposes.

The teen room provides a separate space for older youth to socialize independently from the rest of the facility. It provides functions similar to those of the Commons area and should include space for games, TV watching, and conversation. Ideally, the room should feel private but maintain a sense of connection to the rest of the facility.

Design Considerations:

Key design goals and considerations for Youth Centers include the following:

While meeting the durability requirements for a public facility, the finishes, furnishings, fixtures, and equipment in Youth Centers should be comfortable and have a homelike quality:

- Provide ample natural light
- provide a sense of welcome and arrival at the entrance, lobby and control desk
- Use residential-style doors and windows
- Use indirect lighting as main ambient lighting, and
- Avoid institutional, unnatural finishes, textures and colors

Based on the benchmark or other information, give a rough “order of magnitude” estimate of the likely cost of the

project.

- \$500,000 or less \$500,000 to \$2 million \$2 to \$5 million \$5 to 10 million \$10 to 20 million
 Likely to exceed \$20 million

*rough cost based on a facility similar in size facility to the BESC. Cost to purchase land, if not currently owned by the County, and site development costs are the most variable costs in the project.

9. PROPOSED SOURCE OF PROJECT FUNDING

9A. Describe how you think the project should be funded. Are there any non-county sources of funds that might be used for the project? If so what are they and why do you think the project might qualify for them?

No sources of funding for this project other that County CIP funds have been identified. Efforts to identify grant funding for outfitting the facility will be investigated.

9B. Is the project expected to generate any new tax revenue or user's fees to help offset its cost? If so please explain.

With the request of the facility to be located close to the high school and other retail and food establishments, it is anticipated Teen Center user dollars would be spent at private retail and food businesses within walking distance of the proposed Teen Multi-Purpose Facility.

10. EVALUATION CRITERIA

In the boxes below, describe the extent to which you believe the proposed project will meet each of the following evaluation criteria that will be used by the CIP Evaluation Committee, or mark the item as "Not applicable":

10A. The extent to which the project will meet a health, safety, or legal mandate. (Attach any regulations, standards or statutes that are applicable.)

There is no legal mandate for the County and Community to provide a Teen Facility; however, the development and construction of a Multi-Purpose Teen Facility increases quality of life opportunities for youth aged 13 – 18. The science based 40 Developmental Assets documents that letting youth know they are valued and of a concern in the community improves youth's likelihood of success. Constructing a facility let's youth know they are a priority in the community. America's Promise Alliance for Youth has also established "Five Promises" that can lead youth to success, including the promises of "Safe Places" and "Caring Adults". Increasing opportunities for youth to bond with peers and adults, participate in recreational activities, and pursue activities that interest them in groups rather than in isolation can improve the likelihood that youth will be engaged in their communities and schools, and reduce problem adolescent behaviors including alcohol and drug use, delinquency, teen pregnancy, school drop-outs and violence.

10B. The extent to which the project is likely to help to achieve the County's current strategic goals and objectives. (See the CIP Project Manual for the list of goals and objectives.)

The project primarily addresses Council Strategic Goals and Objectives #4 to Diversify the Economy/Revitalize White Rock and Los Alamos Downtowns. The Multi-Purpose Teen Facility will contribute to the vitality of local businesses by its proximity to businesses and the downtown area in Los Alamos. At this point White Rock is thought to be too far from the High School.

The Los Alamos County Economic Vitality Strategic Plan adopted by Council April 5, 2010 states "Increasing quality of life opportunities..." as goal #3 and specifically identifies a Teen Center as a supporting action. The EVSP is attached in part.

10C. The extent to which the project is likely to increase government efficiency and/or help to control future maintenance costs.

This project is an increase in services and operational costs the County currently provides, but address a gap created by lack of Community Services to the Teen aged community members. The project should be designed and constructed to meet all ADA, building code, and best practices for low energy use and durable, low maintenance materials. User fees could be considered after the facility is operationally established.

10D. Estimated cost impact on the County budget. (Comment on both the initial cost and any on-going operational costs that may be involved.)

The project will be managed by the County's Capital Projects & Facilities Department for Project Management. Public Works surveying, drainage, IT services, landscaping from Parks Department will all be required to implement this project. Ongoing operational costs are anticipated to be supplied by the County both for facility, custodial, snow removal and landscape maintenance, all utility costs, and either managing a service contractor or adding in-house Community Services staff to run and supervise the facility when open.

10E. Extent to which the public is likely to use and benefit from the project. (If possible, cite any surveys or petitions that relate to the proposal.)

Covered in the questions earlier in the application.

10F. The extent to which the project has documented public support. (Describe in the space below at attach any pertinent documents.)

Covered in the questions earlier in the application.

10G. The extent to which non-County funds are likely to be available to help fund the project.

Researching grant opportunities forthcoming.

10H. The extent to which the project is likely to stimulate private investment in the county. (Also, if there are any pertinent studies on the topic, attach them as well.)

Contribute to the quality of life Los Alamos offers. Currently few to none amenities in Los Alamos County exist for the teen population.

11. REQUEST FOR STUDY BUDGET AND STUDY SCHEDULE APPROVAL

11A. Total Study Budget Request Amount to be Funded from the CIP: \$150,000

11B. Additional Study Budget Amount to be Funded from Other Sources, (If Any): none

11C. Estimated Number of Months Needed to Complete the Study & Prepare a Phase 2 Approval Application: 8 – 12 months

12. ADDITIONAL STUDY INFORMATION

The CIP approval system is a two-step process. If this application for Phase 1 approval is granted, you will proceed to CIP Phase 2 and undertake a study to more fully develop your project's scope, program, and schedule, and prepare the project's schematic design and baseline budget for a Phase 2 approval application. In the spaces below, please briefly answer all the following questions:

12A. What alternate programs, sites, schematic designs and budget options will be included in the study?

The space program of the proposed facility will be prioritized. Costs of developing the different sites and potential renovation of existing facilities versus a new facility will be evaluated by consultants depending on what the top three options identified are.

12B. Will your study need to include the services or one or more outside consultants? If so what type of services will you require and what will be the anticipated cost?

Yes, architecture and engineering design and cost estimating services with experience in this type of facility. Sites will be initially evaluated for size and fit adequacy. Top contenders will be more closely evaluated and design concepts generated. Evaluating existing buildings will take additional consultant costs to evaluate the condition of the structure and finishes and the extent and feasibility of any required renovations.

12C. What County staff resources will you need to complete the study?

A Project Manager for contract procurement and management of the consultant services.

4. How do you plan to calculate the project's base-line budget amount?

The consultant will provide professional cost estimating services for the project. LAC Capital Projects & Facilities Department will assist to complete the entire project budget. The JJAB approximately 26 members will actively participate in the development of the programs and designs with the selected consultants and County Staff.

5. How do you plan to involve the community and any necessary outside agencies in the Phase 2 study process?

The project will host two open house public meetings. The first to evaluate the gain input about the potential site and space program and priorities. The second open house will be to propose designs of the proposed new Multi-Purpose Teen Center.

6. What do you foresee as major issues or challenges that will be encountered in the process of the study and how will they be addressed?

Determining the site will be the biggest challenge. The County may not own the preferred site and purchase or lease costs may not be certain. Prioritizing the size of the project and the costs will also be a challenge with a large group of project sponsors.

7. Are there any other special items or features that you will be including in your study? If so, explain.

12. ADDITIONAL INFORMATION OR COMMENTS

Please add any additional project information, comments, or arguments that you think will add strength to your application.

End of application—please add any relevant attachments

Thank you for participating in this process and helping to make Los Alamos County an even better place to live and work.



**Los Alamos County Library System
Mesa Public Library & White Rock Branch Library**

2400 Central Avenue, Los Alamos, New Mexico 87544
(505) 662-8240 * Fax (505) 662-8245

Deborah,

Thank you for your presentation to the Library Board on August 2 concerning your Phase I CIP application. I'm happy to say that the Library Board endorses the concept of further research to determine whether a multipurpose teen center is feasible in Los Alamos.

Mary Barr, Library Board Chair
Martin MacRoberts, Vice-Chair
Linda Anderman
Jeff Lloyd
Thelma Hahn



**FOR YOUTH DEVELOPMENT
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY**

August 12, 2010

**Judge Alan Kirk
Chair,
Los Alamos Juvenile Justice Advisory Board
Los Alamos, NM 87544**

Judge Kirk:

Please accept this letter of endorsement for a Multi-purpose Youth Facility from me on behalf of The Family YMCA. We support this initiative because Los Alamos County does not have a youth facility, recreational facilities or dining establishments that are open for business after 9 pm. We believe that Los Alamos youth are tempted to engage in risk-taking behavior in lieu of the opportunities that a multi-purpose youth facility could offer. Such a Center would increase opportunities for young people to bond with peers and adults, participate in healthy recreational activities, and pursue activities that interest them in groups rather than in isolation.

It seems that Los Alamos is the only community in the 1st Judicial District that does not have a Teen Center. The Y operates a Teen Center in Española and can attest to the positive impact such a facility, with youth programs and adult mentors, can have on the lives of young people.

Please let me know if there is anything more the Y can do in support of this initiative.

Sincerely,

**Linda Daly
CEO
The Family YMCA**



Alan Kirk, Board Chair
Los Alamos JJAB
P. O. Box 4716
Los Alamos, NM 87544

The Honorable Judge Alan Kirk:

On behalf of Los Alamos Public Schools, I would like to offer our endorsement for the Los Alamos Juvenile Justice Advisory Board's *Resolution Supporting the Multi-purpose Youth Facility*. JJAB's Resolution matches nicely with all three of our School Board's Non-negotiable Goals, including:

- 100% of students will graduate and be able to enter the work force or university of their choice.
- 100% of students will achieve a minimum of one year of measurable academic growth.
- 100% of our schools and workplaces will be safe and civil.

Providing a safe and nurturing environment for teens not only provides much needed recreational and social opportunities, this facility also provides a safe harbor for students; thus decreasing at-risk factors that teens may encounter in their lives.

It is important to know that a strong endorsement for a Teen Center came from a Los Alamos Public Schools Parent Task Force met for much of the past school year that was charged with investigating and offer solutions to problems of at-risk behavior of youth. In their end of their Parent Task Force report, the parents expressed the belief that a Teen Center could lead to a change in the at-risk youth behaviors demonstrated by some of our youth by providing a positive, safe environment in lieu of the at risk temptations that teens encounter on the street. In addition, the Task Force felt that the Los Alamos Public Schools had an opportunity to utilize the Teen Center for such uses as a "home work help center" facilitated by students and an after-school hours/weekend meeting center for some of the high school service clubs.

In closing, there is no doubt in the minds of school administrators and our Parent Task Force members that a Multi-purpose Youth Facility would make a positive contribution to the teen scene in our community. I strongly encourage Los Alamos County to move forward on this important project.

Respectfully,

Gene Schmidt, PhD
Superintendent

Cc: Deborah Gill, JJAB Board Coordinator
Melanie McKinley – Los Alamos School Board President
Joan Ahlers – Los Alamos School Board Representative to JJAB

Resolution supporting the Multi-purpose Youth Facility

Whereas, Los Alamos County does not have a multi-purpose youth facility, and

Whereas, Los Alamos does not have recreational facilities or dining establishments that are open for business after 9 pm in the evening, and

Whereas, Los Alamos youth need social recreational opportunities, and

Whereas, the prospect of parties in the mountains does offer Los Alamos youth the social recreational opportunities that they need, and

Whereas, Los Alamos youth are tempted to engage in risk-taking behavior in lieu of the opportunities that a multi-purpose youth facility would afford, and

Whereas, the Los Alamos Juvenile Justice Advisory Board (JJAB) is in the process of developing a proposal for Los Alamos County to develop a multi-purpose youth facility.

Now, therefore, we the members of the Los Alamos High School Key Club do hereby endorse and support the effort to provide a multi-purpose youth facility in Los Alamos County.

Signed:

Gondan H. George W. Sky Kardon Faylor Engler

Tracie Hemphill Matthew Schauer Shelby Fisher

Jo Young Lee Jonana Lopez Stephanie Bronkhorst
[Signature] Katelyn Kittleman

Date: 5-20-10



Executive Summary

The future can bring improved financial success and enhanced quality of life to Los Alamos residents. Ensuring sustained prosperity, however, will take considerable planning and cooperation between the community's public and private sectors. It will also require a commitment to investing in well-considered incentives, community infrastructure, and mutually important regional initiatives. By taking a holistic approach to planning, Los Alamos will ensure a prosperous future; one in which all its residents are afforded the opportunity to succeed.

The Los Alamos Economic Vitality Strategic Plan (EVSP) starts with the established vision and goals of the County, considers our strengths, weaknesses, opportunities, and threats for economic development, and identifies goals and implementation steps for pursuit of the goals. The EVSP considers a long-range time horizon. Four high-level strategic goals have been identified:

- Support and retain Los Alamos National Laboratory (LANL) as the area's best wealth producing employer. Without a healthy and sustained Lab, our prospects are hugely more difficult. There are ways that the community can help -- particularly by improving our community as a desirable place for the LANL workforce to live and work -- diversifying the economic base, increasing quality of life opportunities, and improving the housing situation can all be important contributors to this;
- Diversify the economic base. We would work from our strengths to do this; technology, education, and visitation/tourism are all among the targeted areas;
- Increase quality of life opportunities, improving retail opportunities is a key to making the community a more desirable place to live and settle; and
- Increase the availability of housing in the county, both affordable and at market rate. The quality, appearance, and availability of housing matched to the needs of people who would live here needs to be worked on. Modern rental housing, senior housing, workforce housing, and housing rehabilitation can all contribute to this.

These goals are highly interconnected and interdependent. Progress on the first two goals is highly dependent on the success of the others. For each of the goals, related objectives and potential supporting actions are identified and the rationale for the goal is discussed in this plan.

A key to successful plan implementation will be formation of an economic vitality action team to coordinate and focus action in pursuit of the goals. The implementation section of this plan identifies implementing actions to be undertaken by this team.

Lab (thus community) funding portfolio. This kind of diversification builds upon existing strengths so can be more straightforward to achieve.

In many ways, Los Alamos is well positioned as a location for activities where success is founded on technology ideas, information and innovation. Our history is rooted in successful technological development on a grand scale. The Los Alamos “brand” is instantly recognizable to scientists and technologists world-wide. The residents of our area include a very high concentration of highly educated and skilled scientists and technology workers. The interdisciplinary nature of the work at LANL means that we have talent on hand in a broad variety of scientific disciplines working on a broad set of interests. LANL is a world-class research & development institution that has the potential to garner the attention of “new economy” business and industry leaders worldwide.

To the extent that other diversification opportunities present themselves, these will need to be actively worked to determine viability and fit as well.

Another strength to build on is the County’s location close to various natural resource amenities such as national parks, monuments, science museums (Valles Caldera National Preserve, Bandelier National Monument, Pajarito Ski Hill, Bradbury Science Museum, Fuller Lodge and the historical significance of Los Alamos National Laboratory) and an abundance of trails and bikeways that provide access to vast natural resources. Los Alamos County is a “Gateway Community” to these attractions. Gateway communities have the potential for hosting tourists and other visitors attracted to these natural, cultural, and educational resources. Although most jobs generated by this type of economic activity would be expected to compensate far below existing average wage levels, taking advantage of our gateway location can support the goal of increasing quality of life opportunities while also offering modest potential for bringing new dollars into the local economy.

Although their role is not economic diversification, local market businesses and activities such as retail also play a crucial role in this Economic Vitality Strategic Plan and are addressed in Goal 3: “Increase quality of life opportunities.”

Goal 3. Increase quality of life opportunities

Objectives:

- Los Alamos is the community of choice as the place to live for all of our workforce, including young adults and entrepreneurs.
- Most everyday goods and services are available locally with reasonable selection at competitive prices.
- Los Alamos is increasingly attractive to our commuter workforce as a place to shop and dine.

Potential Supporting Actions:

- Establish anchoring retail store(s) [note: “anchoring retail” refers to retail activity that anchors shopper traffic in LA. Although a “retail anchor store” like a big box general merchandise store can be a part of this, it, by itself, is not all that is needed]

- Identify categories of retail and service businesses that will complement the existing retail mix and establish a program of proactive recruitment of businesses in the targeted categories.
- Fully implement Los Alamos Creative Culture District (10/10/10 goal exceeded). The district will comprise the pedestrian core of the downtown and will be branded to encourage heritage tourism. The 10/10/10 goal refers to 10 retail establishments, 10 dining and treat establishments, with 10 of these open evenings and weekends within the district.
- Develop and implement approaches to improving the appearance of commercial areas.
- Develop and implement a comprehensive signage program supporting effective wayfinding to attractions and commercial areas. Include development of “gateways” to commercial areas.

• Construct Teen Center

- Establish high-end (very nice, green) substantial RV/camping park
- Establish and enhance world class sporting events

A well rounded, high quality of life includes the ability to meet expectations for shopping and entertainment where one lives. Although Los Alamos has tremendous attributes in a variety of other areas that are important to the quality of life equation, we fall short in regard to the availability of retail and entertainment amenities that our population desires. Relative to both our population and our level of per capita personal income, Los Alamos captures a small amount of retail expenditures within the community and experiences severe leakage of retail expenditures to other parts of the State. Local expenditure of per capita personal income in Los Alamos County is about 11% versus the State average of 44% and the national average in high income counties of 35%. In Los Alamos this means that 89% of the per capita available is spent outside of our community; retail sales per capita in Los Alamos County is less than half of the average for New Mexico as a whole (\$4065 versus \$8697) and fares even poorer against national benchmarks.

Does this mean that people who live here have lesser needs than those that live in other places? The evidence says “no”. Retail “leakage” studies have determined that over 60% of Los Alamos retail expenditures are made outside of the County. Furthermore, surveys of County residents have consistently shown that increasing the variety of retail opportunities and adding a discount general merchandise store to our retail mix is a strong desire.

Retaining LANL as our economic engine is one of the goals detailed earlier in this plan. LANL has stated it has a difficult time recruiting and retaining workers due to a variety of factors including the absence of community amenities such as shopping/entertainment.

Limited and underutilized land have constrained the potential for retail/entertainment uses to develop here in the same way these uses have developed in other similar markets. Comparing Los Alamos to national benchmarks shows that we have about 16 square feet of retail space in use per capita whereas nationally there is an average of 40 square